

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JUNE 11, 2014**

PRESENT: Peter F. Murphy, Springfield District  
Frank A. de la Fe, Hunter Mill District  
Janet R. Hall, Mason District  
James R. Hart, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
John C. Ulfelder, Dranesville District  
James T. Migliaccio, Lee District  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District  
Janyce N. Hedetniemi, Commissioner At-Large

ABSENT: Earl L. Flanagan, Mount Vernon District  
Timothy J. Sargeant, Commissioner At-Large

The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

COMMISSION MATTERS

Commissioner Lawrence announced that the Commission's Tysons Corner Committee would meet on Thursday, June 12, 2014, at 7:00 p.m., in the Board Conference Room of the Fairfax County Government Center to continue the discussion on the Amendment to the Tysons Plan.

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SE 2013-MA-010 – DEYI AWADALLAH (GLEN CARLYN CHILDCARE CENTER)  
(Decision Only) (Public Hearing held on April 24, 2014)

Commissioner Hall: This evening, we were supposed to have a decision only on SE 2013-MA-010, Glen Carlyn Childcare. I am deferring decision until July 10<sup>th</sup>. I was going to defer it to the 9<sup>th</sup>, but we're not going to meet, so it will be July 10<sup>th</sup>. And I wanted to make sure Mr. Fox got that corrected date. Anyway, that takes care of that matter.

Chairman Murphy: You have to move, don't you? You have move to defer –

Commissioner de la Fe: Yes.

Commissioner Hall: Oh, okay. I MOVE THAT WE DEFER THE DECISION ONLY ON SE 2013-MA-010, GLEN CARLYN DAYCARE TO A DATE CERTAIN OF JULY 10<sup>TH</sup>, 2014.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to defer the decision only on SE 2013-MA-010 to a date certain of July 10<sup>th</sup> with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Flanagan and Sargeant were absent from the meeting.

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MINUTES APPROVAL FOR APRIL 2013 AND MAY 2013

Commissioner Hall: I MOVE THAT WE APPROVE THE MEETING MINUTES FROM APRIL AND MAY OF 2013.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Lawrence.

Commissioner Lawrence: Abstain, Mr. Chairman. I was absent for one of the meetings.

Chairman Murphy: Okay, Mr. Lawrence abstains because of absenteeism from one of the meetings.

Commissioner Ulfelder: And I abstain because I wasn't a member of the Commission.

Chairman Murphy: Okay. Mr. Ulfelder abstains.

The motion carried by a vote of 10-0. Commissioners Flanagan and Sargeant were absent from the meeting.

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FS-B13-98 – VERIZON WIRELESS, 5637 Guinea Road

Commissioner Hurley: I MOVE THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY COLLOCATION PROPOSED BY VERIZON WIRELESS, LOCATED AT 5637 GUINEA ROAD – that's next to the VRE station – IS IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A

“FEATURE SHOWN,” PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioners Migliaccio and Hall: Second.

Chairman Murphy: Seconded by Mr. Hart [*sic*]. Is there a discussion of the motion? And Mr. Migliaccio and Ms. Hall.

Commissioner Hart: I didn’t second it.

Chairman Murphy: Oh, I thought that was you.

Commissioner Hart: I just thought that we should say what the case number is.

Chairman Murphy: Yes. Okay, all those in favor of the motion to concur with the “feature shown” determination in FS-B13-98, Verizon Wireless at 5637 Guinea Road, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Flanagan and Sargeant were absent from the meeting.

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#### ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. PCA 85-C-088-09/DPA 85-C-088-07/PRC 85-C-088-03 – BLOCK 4, LLC AND RESTON TOWN CENTER PROPERTY, LLC

This agenda was accepted without objection.

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PCA 85-C-088-09 – BLOCK 4, LLC AND RESTON TOWN CENTER PROPERTY, LLC – Appl. to amend the proffers for RZ 85-C-088 previously approved for mixed-use development to permit associated modifications to the proffers, site design, and development plan to permit a residential building at a density of 30.78 du/ac with commercial uses and an office building containing 284,588 sq. ft. of office and commercial uses for a total of 3.6 FAR, which are within the overall maximums of commercial density (0.95 FAR) and residential density (50 du/ac) permitted in the

Reston Town Center Core Area. The applicant also requests a waiver, #7067-WPFM-004-1, to permit the location of underground stormwater management facilities in a residential area. Located in the S.W. quadrant of the intersection of Reston Pkwy. and New Dominion Pkwy. on approx. 6.35 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-1 ((16)) 1, 4, and 5A. (Concurrent with DPA 85-C-088-07 and PRC 85-C-088-03.) HUNTER MILL DISTRICT.

DPA 85-C-088-07 – BLOCK 4, LLC AND RESTON TOWN CENTER PROPERTY, LLC – Appl. to permit the 7th amendment of the Development Plan for RZ 85-C-088 to permit mixed-use development to permit associated modifications to the proffers, site design, and development plan to permit a residential building at a density of 30.78 du/ac with commercial uses and an office building containing 284,588 sq. ft. of office and commercial uses for a total of 3.6 FAR, which are within the overall maximums of commercial density (0.95 FAR) and residential density (50 du/ac) permitted in the Reston Town Center Core Area. The applicant also requests a waiver, #7067-WPFM-004-1, to permit the location of underground stormwater management facilities in a residential area. Located in the S.W. quadrant of the intersection of Reston Pkwy. and New Dominion Pkwy. on approx. 6.35 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-1 ((16)) 1, 4, and 5A. (Concurrent with PCA 85-C-088-09 and PRC 85-C-088-03.) HUNTER MILL DISTRICT.

PRC 85-C-088-03 – BLOCK 4, LLC AND RESTON TOWN CENTER PROPERTY, LLC – Appl. to approve a PRC Plan associated with RZ 85-C-088 previously approved for mixed-use development to permit associated modifications to the proffers, site design, and development plan to permit a residential building at a density of 30.78 du/ac with commercial uses and an office building containing 284,588 sq. ft. of office and commercial uses for a total of 3.6 FAR, which are within the overall maximums of commercial density (0.95 FAR) and residential density (50 du/ac) permitted in the Reston Town Center Core Area. The applicant also requests a waiver, #7067-WPFM-004-1, to permit the location of underground stormwater management facilities in a residential area. Located in the S.W. quadrant of the intersection of Reston Pkwy. and New Dominion Pkwy. on approx. 6.35 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-1 ((16)) 1, 4 and 5A. (Concurrent with PCA 85-C-088-09 and DPA 85-C-088-07.) HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Brian Winterhalter, Esquire, Applicant's Agent, Cooley LLP, reaffirmed the affidavit dated May 6, 2014.

There were no disclosures by the Commissioners.

Mary Ann Tsai, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of applications PCA 85-C-088-09, DPA 85-C-088-07, and PRC 85-C-088-03.

Commissioner Hart referenced Proffer Number 30B, Green Roofs, and expressed concern that the last sentence in the paragraph allowed the applicant to adjust the size of the vegetative area down to zero without approval, thus undercutting their commitment. Ms. Tsai said that the intended area was to be 4,000 square feet. Commissioner Hart asked whether the applicant had addressed electrical vehicle (EV) charging stations in the proffers. Ms. Tsai said that there was no commitment in the proffers addressing EV charging stations. When Commissioner Hart asked if the applicant and staff had discussed them, Ms. Tsai said no.

Commissioner de la Fe and Ms. Tsai had a brief discussion wherein it was revealed that the proposed application would be more beneficial on the subject site than the existing approved plan to build office space by-right.

Mr. Winterhalter pointed out that this application was one of the first applications to be evaluated under the new Comprehensive Plan recommendations adopted for the Reston transit station areas as part of the Reston Master Plan Special Study. He added that the applicant had committed to provide 16 percent workforce housing, as well as LEED Silver certification for the proposed office building and LEED certification for the residential building. He addressed Commissioner Hart's concern regarding the green roof areas and said that Proffer Number 30B would be revised to state clearly that 4,000 square feet would be the minimum size. In addition, he mentioned that the transportation demand management (TDM) measures and expectations for this project had been enhanced to conform with the new Plan recommendations, noting that the proposed residential building would be built on the last remaining surface parking lot within the original Reston Town Center urban core. He added that this application also proposed to make use of the last amount of nonresidential development, approved in 1987, for the urban core. Mr. Winterhalter noted that he had met with the Reston Planning and Zoning Committee and community groups to discuss the proposal on several occasions. He then detailed the proposal and its benefits in comparison with the current plan for the site, noting that the Block 4 property was currently planned for an office building, which would sit close to Reston Parkway, with a circular drive in front and a surface parking lot to its west. He stated that, by comparison, the residential building proposed for Block 4 would sit considerably farther back from the road, with a band of open space along Reston Parkway. He added that approximately 74 trees stood on the site and that 15 would need to be removed for construction of the building. He noted, however, that several of those trees were in poor health and pointed out that 30 trees would be added to the property to enhance the outdoor park space, thereby maintaining approximately 80 percent of the existing trees. He stated that the proposal would provide a better connection between Reston Parkway and the eastern portion of the property; to other adjacent residential properties to the Center; to President and Market Streets; and to the heart of the Town Center urban core. Mr. Winterhalter said that the existing park space was not well used, but added that with the additional landscaping and hard-scaping proposed in the application, it would be significantly

improved. He noted that the application had the support of the Reston Planning and Zoning Committee and county staff and requested the Commission's approval.

Commissioner de la Fe noted that this was the first application under the new recommendations and commended the applicant's proposal.

Commissioner Hurley noted that the applicant proposed a glass façade for the building on Block 5 and asked if that was considered a bird-friendly design. Mr. Winterhalter said it was not. Referencing Figure 5 on page 24 in the staff report, Commissioner Hurley asked if the applicant would provide wheelchair accessibility throughout the site. Mr. Winterhalter confirmed that the existing trail network would be upgraded to comply with the Americans with Disabilities Act (ADA). Noting that the nearby South Lakes High School was currently experiencing overcrowding, Commissioner Hurley asked how many high-school aged students might be expected. Mr. Winterhalter said he did not know, as the estimates provided in Proffer Number 36, Public Schools Contribution, had been calculated by the Fairfax County Public Schools, and were based on the one- and two-bedroom units in the proposed residential building.

Commissioner Hart asked Mr. Winterhalter if EV charging infrastructure had been addressed in the application and/or if it had been discussed during the application process. Mr. Winterhalter said that it was not addressed in the application and stated that there had been no discussion on it. He added, however, that Boston Properties had provided EV charging infrastructure in other buildings and said that he was willing to explore any possibilities with staff. Commissioner Hart asked why the applicant proposed retail in the cellar of the residential building. Mr. Winterhalter explained that the space would actually be at street level; however, the space was defined as "cellar" space.

Commissioner Litzenberger asked why the applicant would be providing 16 percent workforce units instead of the county's standard 12 percent. Mr. Winterhalter explained that under the new recommendations, the development's intensity called for 16 percent.

Commissioner Hedetniemi referenced Proffer Number 35E, TDM Strategies, and asked whether the applicant had discussed prioritizing them with staff. Mr. Winterhalter said not yet; however, the traffic reduction was proposed to be 35 percent between the residential and office uses. He added that the proffers committed to the overall objective, and that the specifics would be worked out during the site plan process.

Commissioner Ulfelder asked what percentages the traffic impact analysis showed with regard to the traffic headed to Reston Town Center versus pass-through traffic. Mr. Winterhalter could not provide specific numbers, but stated that the applicant would provide three turn lanes as requested by the Fairfax County Department of Transportation (FCDOT). He added that the turn lanes would service both the office and residential buildings and noted that they were added instead of improvements to the existing roads to address vehicle trip reduction.

Chairman Murphy called the first listed speaker and recited the rules for testimony.

Cyrus Tahernia, 11776 Stratford House Place, Unit 804, Reston, spoke in opposition to the applications stating that Reston was overwhelmed at its current rate of construction and traffic. He also noted his concern with regard to the removal of 16 handicapped parking spaces, in addition to the loss of green space. Mr. Tahernia also questioned the need for this construction and pointed out that many of the existing offices and condominiums had been vacant for several years. He further added that overpopulation and excessive traffic in the area had led to increased crime.

Kenneth Lanfear, 11776 Stratford House Place, Reston, said that the proposal to build on existing open space amounted to “bait and switch,” noting that the park on the subject site had been in existence since Reston’s inception. He added that the open space proposed by the applicant would be smaller and would in no way enhance or improve what currently existed on the property.

Chairman Murphy asked county staff whether more of the open space would be taken under the currently approved plan than under this proposal. Ms. Tsai said yes.

Commissioner Hall asked Mr. Lanfear if he had been aware that the open space had been planned for development, to which he responded that he had not been, adding that a park should remain a park indefinitely. When Commissioner Hall asked staff how long the site had been planned for development, Ms. Tsai stated that it had been approved for office use in 1985.

Robert Ridky, 11776 Stratford House Place, Reston, representing Stratford House Condominium Association, noted that he and many of the residents of Stratford House Place had heard nothing of the applications until two weeks ago and added that the notification letters were very confusing. He noted that the staff report was misleading with regard to setbacks, building height, and intrusion into the existing open space. He added that current traffic conditions in Reston were poor and said that the impacts from this development would be overwhelming. He also pointed out that the building architecture and situation were incompatible with the surrounding area, noting that there would be smaller setback and buffer areas, with one of the buildings being clad in glass. He requested that the Planning Commission deny the applications.

Marilyn McAlice, 11776 Stratford House Place, Unit 1007, Reston, opposed the applications. She described the location of Stratford House in relation to the subject site and expressed concern about losing open space as well as the vistas from her residence as a result of all of the development taking place in Reston. She said that the height, mass, and glass of the proposed development might add unwanted reflections that would require closure of her blinds and curtains, therefore further obstructing any view. She pointed out that members of her family were disabled and expressed concern about the loss of handicapped parking spaces as a result of this development.

Michael Gennari, 11776 Stratford House Place, Unit 805, Reston, spoke in opposition to the application, stating that it would be unreasonable for county citizens to accept this application as favorable over a plan for an office building that might never be built. He echoed previous speaker remarks regarding the current traffic concerns and questioned the applicant’s ability to provide the infrastructure necessary to support the related traffic. He pointed out that the

property was the site of some of Reston's festivals and asked where such events would take place once it was gone. He stated that Reston was complete as it now stood, should not be permitted any further development, and requested that the applications be denied.

Gloria Michau, 11776 Stratford House Place, Unit 105, Reston, also spoke in opposition to the applications, echoing concerns about the existing traffic and the impacts of this development, intrusion into the open space for development, incompatibility of the architecture with the surrounding area, and the lack of notification regarding the case. She added that green space was essential to help maintain air quality and acts as a sound barrier against the increasing traffic.

Paul Rasmussen, 12001 Market Street, Unit 305, Reston, spoke in favor of the development, noting that he lived near the subject site. He said the proposal would be an improvement on the existing property and pointed out that the section of open space that would be taken was very small and part of an existing embankment.

Geoffrey Lewis, 12025 New Dominion Parkway, Unit 404, Reston, spoke in favor of the applications and said that he had recently moved to Reston because of its urban core. He said that he welcomed more density and that the development of the subject lot would complete Reston Town Center.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Winterhalter, who pointed out that he had met with an umbrella homeowners association within the Reston Town Center urban core called the Working Alliance of Town Center Homeowners (WATCH), approximately 60 citizens, noting that additional meetings with other groups took place afterward as a result of those meetings. He added that notifications had been sent to all of the building managers as well as the Town Center. Addressing speaker comments, he said that the subject property had been planned for development and was appropriate for what was being proposed. He stated that the office market was currently experiencing a recovery and, thus, the site might very well be developed by right with office use; however, he pointed out that with this application, there would be a proffered commitment for open space, whereas there would be no such commitment under the current approved plan. With regard to the architecture, he acknowledged that it was not identical to the existing architecture in Reston; however, he pointed out that the Town Center Design Review Board supported the design of both buildings. Addressing the traffic concerns, Mr. Winterhalter stated that the applicant had accommodated, and committed in the proffers, to do everything that the Fairfax County Department of Transportation requested as part of this application. In addition, he said that there were proffers for widening Reston Parkway which would be triggered at higher development levels for the overall Town Center. He pointed out that no new density was being proposed with this application; however, the TDM commitments in this application would far exceed the commitments in the original proffers for the site.

Commissioner Lawrence suggested that the applicant consider adding bird-friendly proffers and recommended looking at the language used in applications for Tysons developments.



Commissioner Hart asked Mr. Winterhalter if he would be willing to meet with the residents of Stratford House prior to the Board of Supervisors' hearing. Mr. Winterhalter said yes.

Chairman Murphy agreed with Commissioner Hart's suggestion and explained to the citizens the notification requirements for public hearings.

Commissioner Hall concurred with Commissioner Hart and Chairman Murphy's suggestions and expressed concern that the residents did not understand what was happening with this development.

Ms. Tsai noted that the applicant had proffered to retain open space, in addition to a TDM commitment of 35 percent trip reduction, neither of which would be provided in a by-right development.

Commissioner de la Fe asked Mr. Winterhalter how many times he had met with the Reston Planning and Zoning Committee. Mr. Winterhalter said he met with the Committee three times. Commissioner de la Fe pointed out that many of the issues mentioned this evening had been raised at those Committee meetings. He suggested that Mr. Winterhalter meet with the Stratford House residents, adding that he would defer the decision on these cases for a short time. He pointed out that the intent was to concentrate development around transit areas, particularly in this case where there was a Metrorail station under construction.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case.

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Chairman Murphy: The public hearing is closed. Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. In order to permit the applicant to meet with the folks at Stratford and anybody else that wants to be at that meeting, and to allow the applicant and staff to work on some of the proffer items that have been discussed tonight, I WOULD MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PCA 85-C-088-09, DPA 85-C-088-07, PRC 85-C-088-03, TO A DATE CERTAIN OF JUNE 25<sup>TH</sup>.

Chairman Murphy: With the record remaining open.

Commissioner de la Fe: WITH THE RECORD REMAINING OPEN FOR COMMENT.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Is there a discussion of the motion? All those in favor of the motion to defer decision only on these three applications to a date certain of June 25<sup>th</sup> with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

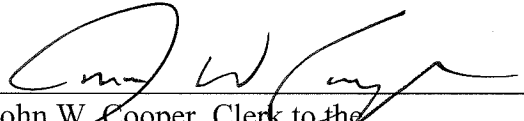
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The meeting was adjourned at 9:44 p.m.  
Peter F. Murphy, Chairman  
Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jeanette Nord

Approved on: November 20, 2014

  
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John W. Cooper, Clerk to the  
Fairfax County Planning Commission